

Office of Planning and Community Development Active Application Report

(By Date)

Applications Ranging Between Friday, January 1, 2010 and Friday, December 6, 2013

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
Certificate of Appropriateness						

Historic District

COFA-3-12-3854 3/7/12 85 CALHOUN ST Certificate of Appropriateness Active Leininger,Shawn R610 039 00A 0103 0000

Applicant: Court Atkins Architects, Inc.

Owner: United Methodist Church

Description: The Applicant requests approval of a Certificate of Appropriateness application to demolish the existing contributing structure known as the Graves House which is approximately 1,934 square feet and located on the subject property. The Applicant proposes to replace it with a new structure using similar materials and similar appearance of the contributing structure. The new structure will be approximately 2,762 square feet.

Status: The application was reviewed and approved with conditions at the 5/2/12 Historic Preservation Commission meeting. The Applicant is revising the application materials to address the conditions and will resubmit for final approval by the Historic Preservation Commission. Staff spoke with the Applicant on 05/01/13 regarding the status of the application. The Applicant is currently working with their client to finalize the Master Plan and work program for the church campus and is awaiting direction from their client to revise the application materials to address the conditions of the approval. Additionally, the Applicant has been approached about the possibility of relocating the existing home to property near the northeast corner of Lawrence and Wharf Streets. The feasibility of this proposal is currently being explored. An informal review was held with the HPC at their meeting on 7/10/13. The proposal was reviewed favorably pending additional details and information being submitted. HPC granted conditional approval of the relocation application on 11/6/13.

Project Name: OLD TOWN

COFA-11-13-6716 11/12/13 32 BRUIN RD Certificate of Appropriateness Active Schumacher,Erin R611 039 000 0274 0000

Applicant: R. Stewart Design, LLC

Owner: Redz Bluff Land, Inc

Description: The Applicant is requesting a Certificate of Appropriateness - HD to remodel the exterior of the building formerly known as Myrtles. The proposed application includes increasing the outdoor seating area with appropriate screening and modifying the facade to include large storefront window assemblies as well as several roll up doors.

Status: The application was review at the 12/4/13 HPC meeting and approved with conditions. The Applicant is currently revising the materials and is expected to resubmit by mid-December.

Project Name: REEVES PROPERTY

COFA-8-13-6279 8/14/13 85 Calhoun ST Certificate of Appropriateness Active Schumacher,Erin R610 039 00A 0306 0000

Applicant: GARFIELD | NANCY MOSS

Owner: GARFIELD | NANCY MOSS

Description: The Applicant requests approval of a Certificate of Appropriateness – HD to move the contributing Structure known as the Graves House to Parcel R 610 039 00A 0306 0000 (behind 1 Wharf Street) in the Historic District.

Status: Town Staff met with the moving contractor on 10/3/2013 to discuss the move. The Applicant provided additional information on 10/28/2013 for review. The application was reviewed and approved with conditions at the 11/6/2013 HPC meeting. Staff is awaiting additional information from the Applicant to satisfy the conditional approval.

Project Name: OLD TOWN

COFA-11-13-6693 11/6/13 5453 MISTLETOE LOOP Certificate of Appropriateness Active Schumacher,Erin R610 039 000 1520 0000

Applicant: Thomas Griffin

Owner: Thomas Griffin

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
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Description: The Applicant is requesting a Certificate of Appropriateness - HD to construct a new single family home in Stock Farm which will consist of 1,833 square feet heated with 464 square feet of unheated area. A detached garage to the rear of home will consist of 336 heated square feet above and 336 unheated square feet below. A carport to the side of the garage will consist of 264 square feet.

Status: The application was review at the 12/4/13 HPC meeting and approved with conditions. The Applicant is revising the project materials and is expected to resubmit this week.

Project Name: OLD TOWN

<u>COFA-12-13-6815</u>	12/6/13	45 VERDIER COVE RD	Certificate of Appropriateness	Active	Schumacher,Erin	R610 039 000 0324 0000
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Applicant: Michael Vaccaro **Owner:** Chris & Emily Burden

Description: The Applicant is requesting approval for a Certificate of Appropriateness - HD to construct two structures. One structure will a single family home 3,660 heated square footage and the second structure will be a carport and garage with future living space above.

Status: The application is currently under review and is tentatively scheduled for review at the 1/8/14 HPC meeting.

Project Name: MCCRACKEN PROPERTY

Total Number of Certificate of Appropriateness Plans: 5

Development Plan

Final Development Plan

<u>DP-11-13-6734</u>	11/14/13		Development Plan	Active	Brown,Ben	R614 028 000 1134 0000
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Applicant: Carolina Engineering Consultants, Inc. **Owner:** Village Park Homes, LLC

Description: The Applicant is requesting approval of a Final Development Plan for Lawton Station Phase 4B & 5B. The project includes installation of infrastructure associated with 27 single family lots.

Status: scheduled for the December 10th DRC meeting.

Project Name: LAWTON STATION PHASE 4B & 5B

<u>DP-3-13-5346</u>	3/4/13	182 BLUFFTON RD	Development Plan	Active	Leininger,Shawn	R610 039 00A 014C 0000
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Applicant: Key Engineering, Inc. **Owner:** Charles Hobart

Description: The Applicant requests approval of a Final Development Plan for the construction of new dental office (Hobart Dental) on 0.46 acres of land along Bluffton Road. The property improvements include demolition of an existing non-contributing structure, construction of a new, approximately 4,150 square foot building, construction of a parking lot with 14 spaces, installation of other related site infrastructure, and the recombination of 2 lots.

Status: Application was reviewed during the 3/26/2013 DRC Meeting. The applicant is working through options to serve the property with gravity sewer. Town Staff is assisting the Applicant in this regard. As of 7/15/13 the Applicant had received an easement allowing the construction of sewer along Bluffton Road. The Applicant anticipates resubmitting in December.

Project Name: OLD TOWN

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
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Preliminary Development Plan

<u>DP-11-13-6733</u>	11/14/13		Development Plan	Active	Brown,Ben	R614 028 000 1134 0000
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Applicant: Carolina Engineering Consultants, Inc.

Owner: Village Park Homes, LLC

Description: The Applicant is requesting approval of a Preliminary Development Plan for Lawton Station Phase 4B & 5B. The project includes installation of infrastructure associated with 27 single family lots.

Status: Reviewed at the November 26th DRC meeting. Final will be reviewed at the December 10th DRC meeting.

Project Name: LAWTON STATION PHASE 4B & 5B

<u>DP-11-13-6774</u>	11/25/13		Development Plan	Active	Brown,Ben	R614 036 000 0454 0000
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Applicant: Travis Burke

Owner: WWH Palmetto Pointe Investors LLC

Description: The Applicant is requesting approval on a Preliminary Development Plan for the Villages @ Palmetto Pointe Phase III to install infrastructure and utilities for 54 single family lots.

Status: Scheduled for the Dec 10 DRC meeting.

Project Name: VILLAGES AT PALMETTO POINTE
PHASE 3/4

Public Project

<u>DP-10-12-4859</u>	10/18/12		Development Plan	Active	Leininger,Shawn	R610 036 000 0593 0000
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Applicant: South Carolina Electric & Gas

Owner: South Carolina Electric & Gas

Description: The Applicant is requesting approval of a Public Project application consisting of the installation of new high pressure gas mains, the replacement of existing gas lines along SC 170, construction of new regulating stations, and clearing associated with the installation of the infrastructure. The gas main will be installed beginning at the intersection of SC 170 and Bluffton Parkway and will continue along the Parkway until the entrance at Hampton Lake. The gas main will continue north to the west of Baynard Park, east of Village at Verdier, and will end at US 278 (Fording Island Road). The gas lines will be replaced on the western side of SC170 beginning north of the traffic circle and ending at the Bluffton Parkway intersection. This work is proposed to accommodate the widening of SC 170 and will provide service for the development of the Buckwalter Tract, the New River Tract, and other properties in the community. Phase 1 (Buckwalter PUD) consists of 4.9 acres and Phase 2 (New River Tract) consists of 6.2 acres.

Status: The application was reviewed during the 11/6/12 Development Review Committee meeting. The Applicant is obtaining easements, which will likely be a lengthy process. Once the easements are acquired the Applicant will resubmit application materials to Town Staff for review/ approval. As of 10/31/13, the Applicant is still working to obtain the last remaining easements.

Project Name: TOWNE CENTRE AT NEW RIVERSIDE

Total Number of Development Plan Plans: 5

Development Plan Amendment

Non PUD

<u>DPA-5-13-5812</u>	5/16/13	15 CAPTAINS CV	Development Plan Amendment	Active	Leininger,Shawn	R610 039 00A 0126 0000
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Applicant: Thomas Viljac

Owner: Thomas Viljac

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
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Description: The Applicant is requesting approval for a Development Plan amendment allowing a minor orientation change on buildings 7, 9, & 11 and the addition of a deck located in the Carson Cottages Development.

Status: The Application is currently under review by staff and was reviewed at the 7/2/13 DRC meeting. The Applicant is addressing the comments provided by Town Staff and will resubmit in December.

Project Name: OLD TOWN

PUD

<u>DPA-8-13-6251</u>	8/8/13	2 PLANTATION PARK DR	Development Plan Amendment	Active	Brown,Ben	R610 031 000 0152 0000
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Applicant: American Master Ironworks

Owner: Holt Food Systems

Description: The applicant is requesting a Development Plan Amendment to add three portable structures to the existing commercial property located in the Plantation Business Park.

Status: The application was reviewed by the DRC on 8/27/13. The applicant is working to address the comments provided by the DRC. As of Dec 2, still waiting for information from the applicant.

Project Name: PLANTATION BUSINESS PARK

<u>DPA-11-13-6732</u>	11/14/13		Development Plan Amendment	Active	Brown,Ben	R610 029 000 0610 0000
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Applicant: Zinn Asset Management Corp

Owner: Parcel 8C LLC

Description: The Applicant is requesting a Development Plan Amendment to the original development plan 09-11-0697. The project consists of the Bufflehead Lane realignment located approximately 500 linear feet northwest of the intersection of South Carolina Highway 170 and Bluffton Parkway.

Status: Reviewed at the November 26th DRC meeting. Applicant will make minor revisions and resubmit to the DRC.

Project Name: BUCKWALTER

Total Number of Development Plan Amendment Plans: 3

Master Plan

NA

<u>IMP-12-10-2286</u>	12/3/10	19 TOWNE DR	Master Plan	Active	Brown,Ben	R610 031 000 1086 0000
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Applicant: Realty Link

Owner: Realty Link

Description: The Applicant requests approval of a Minor Master Plan Amendment to the Belfair PUD to improve the existing access point located immediately west of the main entrance to Belfair Towne Village at the intersection of US Hwy 278 and Simmonsville Road. The minor modification will include the addition of a right-in-access including deceleration lane and tapers to the existing location serving the property.

Status: Applicant is working with Beaufort County and SCDOT to obtain an encroachment permit. As of 6/6/2012, the Applicant has not received a determination from either Beaufort County or SCDOT. The project is on hold until a determination can be made. Staff emailed the Applicant requesting to move the application forward or close the application on 6/6/2012. On 6/ 8/2012, The Applicant requested that the application remain open, as he is working with SCDOT/ Beaufort County to move the application forward. Staff received a request on 2/19/2013 requesting that the application remain open, while the property owner continues to work on approval from SCDOT/ Beaufort County.

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
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Project Name: BELFAIR TOWNE VILLAGE

Total Number of Master Plan Plans: 1

Master Plan Amendment

Major

MPA-2-13-5242 2/11/13 Master Plan Amendment Active Leininger,Shawn R610 029 000 1540 0000

Applicant: Buckwalter Place **Owner:** PARCEL 6, LCC

Description: The Applicant is requesting approval of amendment the existing Initial Master Plan for Buckwalter Place to provide a Master Plan in conformance with current submittal requirements and prepare for future development opportunities for the property located at the northwest corner of Buckwalter Parkway and Bluffton Parkway and zoned Planned Unit Development.

Status: The application was reviewed at the DRC meeting on 2/26/2013. The Applicant is currently working with Town Staff to address the comments provided and further refine the Master Plan. The Applicant will resubmit in early 2014.

Project Name: BUCKWALTER PLACE

Total Number of Master Plan Amendment Plans: 1

Pre Application

NA

PreA-9-13-6372 9/3/13 Pre Application Active Stimpson,Tara R610 030 000 0005 0000

Applicant: William Bennet **Owner:** William Bennet

Description: The Applicant is requesting information on placing a manufactured home park on two vacant lots in the Buck Island / Simmonsville area.

Status: A meeting is scheduled to take place on 9/17/13.

Project Name: BUCK ISLAND/SIMMONSVILLE

PreA-11-13-6703 11/8/13 Pre Application Active Brown,Ben R614 036 000 0454 0000

Applicant: Travis Burke **Owner:** WWH Palmetto Pointe Investors LLC

Description: The Applicant is requesting a Pre-Application meeting to discuss construction of 54 single-family residential lots in Palmetto Pointe Phase III.

Status: A meeting has been scheduled to take place on 11/14/13.

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
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Project Name: VILLAGES AT PALMETTO POINTE

PHASE 3/4

Total Number of Pre Application Plans: 2

Subdivision Plan

General

<u>SUB-10-13-6534</u>	10/2/13		Subdivision Plan	Active	Brown,Ben	R610 029 000 0611 0000
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Applicant: Town of Bluffton

Owner: University Investments, LLC

Description: The Applicant is requesting a Subdivision - General to dedicate right-of-way for the proposes of providing connectivity to Bluffton Parkway as part of Phase 5B.

Status: DRC reviewed on Oct 15. Waiting on additional information from the applicant.

Project Name: BLUFFTON PKWY PHASE 5B

Total Number of Subdivision Plan Plans: 1

Tree Removal

NA

<u>TREE-8-13-6342</u>	8/27/13	22 TABBY SHELL RD	Tree Removal	Active	Woodruff,Katie	R611 039 000 1192 0000
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Applicant: Yolanta Sakowicz

Owner: Yolanta Sakowicz

Description: The Applicant requests approval of a Tree Removal Permit to remove a total of 21 trees for the construction of a new single family home. The species of trees to be removed include water oak (12"), pine (ranging from 9" - 18"), and maple (8" and 9").

Status: The Applicant was contacted by Staff on August 28 and was informed that a landscape plan must be submitted to illustrate that mitigation requirements will be met. Upon receipt of a landscape plan meeting the requirements of Section 5.3.3 of the Unified Development Ordinance Staff will issue the permit.

Project Name: TABBY ROADS

<u>TREE-12-13-6805</u>	12/4/13	41 CALHOUN ST	Tree Removal	Active	Brown,Ben	R610 039 00A 094A 0000
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Applicant: Paige Camp

Owner: Paige Camp

Description: The Applicant is requesting approval for a Tree Removal permit to remove one cherry laurel 10 inches in diameter, located 80 feet from the corner of Calhoun and Lawton. The tree is severely decayed.

Case Number	Application Date	Property Address	Plan Type	Plan Status	Plan Mgr	Parcel Number
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Project Name: OLD TOWN

Total Number of Tree Removal Plans: 2

Zoning Action

Zoning Map Amendment

<u>ZONE-9-13-6488</u>	9/23/13	Zoning Action	Active	Brown,Ben	R610 031 000 0250 0000
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Applicant: James Bradshaw

Owner: Land Asset Holdings, LLC

Description: The Applicant requests approval of a Zoning Map Amendment application to rezone the parcel from PUD (multi-family residential at 16 dwelling units / acre) to General Mixed Use to allow self storage.

Status: The application is currently being reviewed and staff has met with the applicant and continues to discuss options. The applicant has asked his attorney to update their application with the goal being on the agenda for a workshop at either the December or January Planning Commission meeting.

Project Name: BUCK ISLAND/SIMMONSVILLE

Total Number of Zoning Action Plans: 1

Total Plan Cases: 21